

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

February 9, 2026 - 10:00 A.M.

PRESENT: Erica Augello, Special Magistrate
Attorney Nancy Stuparich, City Attorney's Office
Ginny Bodkin, Deputy City Clerk
Peyt Dewar, Code Enforcement Manager
Ayako Ruckdeschel, Code Enforcement Officer
Steven Rivera, Code Enforcement Officer
Luke Curtis, Building Official

Special Magistrate Erica Augello called the hearing to order at 10:00 AM, explained the hearing process, and administered the oath to all those parties who would be testifying.

2. Changes to the Agenda –

Code Enforcement Manager Peyt Dewar requested an order continuing Case 20250100 (5.a.) to the March 9, 2026 hearing stating that the Respondent had no objection.

3. Cases Continued

All staff case summary presentations are part of the meeting record.

A. Case # 20250507 City of St. Pete Beach v. Bakhtiarian, Kourosh Address: 2606 Pass A Grille Way St. Pete Beach, FL 33706

Code Enforcement Officer Steven Rivera reported that the Respondent was able to process the required paperwork, and it was determined that the property was eligible for grandfathering for short-term rentals. The City requested an order of dismissal. No one was present for the Respondent.

B. Case # 20250220 City of St. Pete Beach v. Starkus, Svajunas Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706

Officer Rivera testified that a demolition permit application was placed on hold pending a sale of the property. The City requested fines.

Respondent Svajunas Starkus testified that the closing for the sale of the property should be by the end of March, and the permit should be transferred to the new owner; he continues to make efforts to bring the property into compliance.

Special Magistrate Augello set a hearing for April 12, 2026 to determine compliance and to assess any authorized fines and costs. The Respondent must email the City's Code Enforcement department with any updates on the closing date or the status of the property.

C. Case# 20230606 City of St. Pete Beach v. Broderick, Mark B Broderick, Lynn M Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706

Officer Rivera testified that the Attorney for the Respondent is submitting paperwork for the Board of Adjustment and requested a continuance to the March 9, 2026 hearing. The City had no objection; no one was present for the Respondent.

**D. Case # 20250061 City of St. Pete Beach v. Padgette Christopher J
Address: 544 72nd Ave St Pete Beach, FL 33706**

Code Enforcement Officer Ayako Ruckdeschel testified that a permit for the fence was secured on January 16, 2026.

Special Magistrate Augello assessed reasonable administrative costs of \$330.

4. Repeat Violations – None.

5. New Cases

**A. Case # 20250100
City of St. Pete Beach v. Quintero, Armando Placido Jr Rimar-Quintero,
Tiffany J. Address: 3771 Belle Vista Dr E St. Pete Beach, FL 33706
Sec. 98-123.1**

Continued to the March 9, 2026 hearing.

**B. Case # 20230682 City of St. Pete Beach v. Czyszczonek Ventures LLC
Address: 4105 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33; 98-123.1; 98-3; 98-64; 98-65; 98-66**

Officer Rivera presented the City's case, which included a violation description, case summary, proof of posting, and photographs of debris piled in the rear of the property, peeling paint and damages to fascia board, damaged or missing siding, a small sink hole that has not been repaired, missing gutters, and evidence of a recently replaced sewer line. He also displayed emails and corrective actions.

Attorney Matthew Baylor appeared with his client Robert Czyszczonek who testified to his efforts to clean up the property, and that he was unaware of the sink hole or the fascia board. He testified that he is preparing the property for a tenant and will address those issues. He also testified that he did not cause the sewer line to be repaired or replaced and that was not disclosed in his due diligence prior to purchasing the property. Attorney Baylor testified that there was a closed out ADA that was taken care of prior to the purchase, but the sewer line was never known to be a problem.

Building Official Luke Curtis testified that an after-the-fact permit for the sewer line could be obtained as an over-the-counter permit without review but might require an inspection which could take approximately 30 days. City Attorney Nancy Stuparich stated that the City would be willing to wait for a sink hole expert to assess the damage and determine whether the seawall is compromised. The Respondent stated he was not aware of it until today and will 'make it right'.

The Special Magistrate found the Respondent to be in violation of the stated code sections and allowed thirty days from the date of her order to bring the property into compliance. A status hearing was set for April 12, 2026 to determine compliance and to assess any authorized fines and costs.

**C. Case # 20250746 City of St. Pete Beach v. Martin, Michael
Address: 2 Alhambra St. St. Pete Beach, FL 33706
Sec. 9.2**

Officer Rivera presented the City's case which included a violation description, case summary, proof of posting, proof of short-term stays, Airbnb review policies, and corrective actions.

Respondent Michal Martin testified that the property management company that he hired had assured him that the rentals would be compliant.

The Special Magistrate found that the Respondent and property were in violation of the stated code section and the rentals to be irreparable or irreversible in nature. She assessed a \$500 fine plus reasonable administrative costs of \$330 and any associated lien costs.

D. Case # 20260019 City of St. Pete Beach v. JSC Group LLC
Address: 510 79th Ave St. Pete Beach, FL 33706
Sec. 9.2; 9.5

Officer Ruckdeschel presented this case for the city which included a violation description, proof of noticing and posting, photographs, proof of short-term stay, the Airbnb review policy, and corrective action.

Property Manager Sourabh Arora testified that there were three short-term stays, but he was advised by several property management companies that the property could be rented short-term. He submitted evidence of the DBPR license from the state to show they intended to comply. He acknowledged understanding now that short-term rentals are not permitted in this zoning district.

The Special Magistrate found that the Respondent and property were in violation of the stated code section and the rentals were irreparable or irreversible. She assessed \$500.00 for each of the three stays (\$1,500) plus reasonable administrative costs of \$330 and any associated recording costs. The Respondent requested a wind down period for good faith to the renters that are booked but the Magistrate was unable to allow that as the property was in violation. Within ten days, the Respondent must provide the City with proof that there are no future bookings of less than thirty days.

6. Cases Complied

7. Old Cases

8. Lien Reductions

9. Next Meeting/Adjournment -

The next hearing will be March 9, 2026. There being no further business, the hearing was adjourned at 10:53 AM.

Attest:



Renee Rose, City Clerk